

Executive Summary Report
Appraisal Date 1/1/99 - 1999 Assessment Roll

Area Name: Des Moines

Previous Physical Inspection: 1990 - 1991

Sales - Improved Summary:

Number of Sales: 714

Range of Sale Dates: 1/97 – 10/98

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$43,500	\$94,400	\$137,900	\$150,400	91.7%	11.50%
1999 Value	\$48,200	\$100,900	\$149,100	\$150,400	99.1%	9.32%
Change	+\$4,700	+\$6,500	+\$11,200		+7.4%	-2.18%*
%Change	+10.8%	+6.9%	+8.1%		+8.1%	-18.96%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.18% and -18.96% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$43,800	\$90,700	\$134,500
1999 Value	\$48,200	95,900	144,100
Percent Change	+10.0%	+5.7%	+7.1%

Number of improved Parcels in the Population: 5527

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

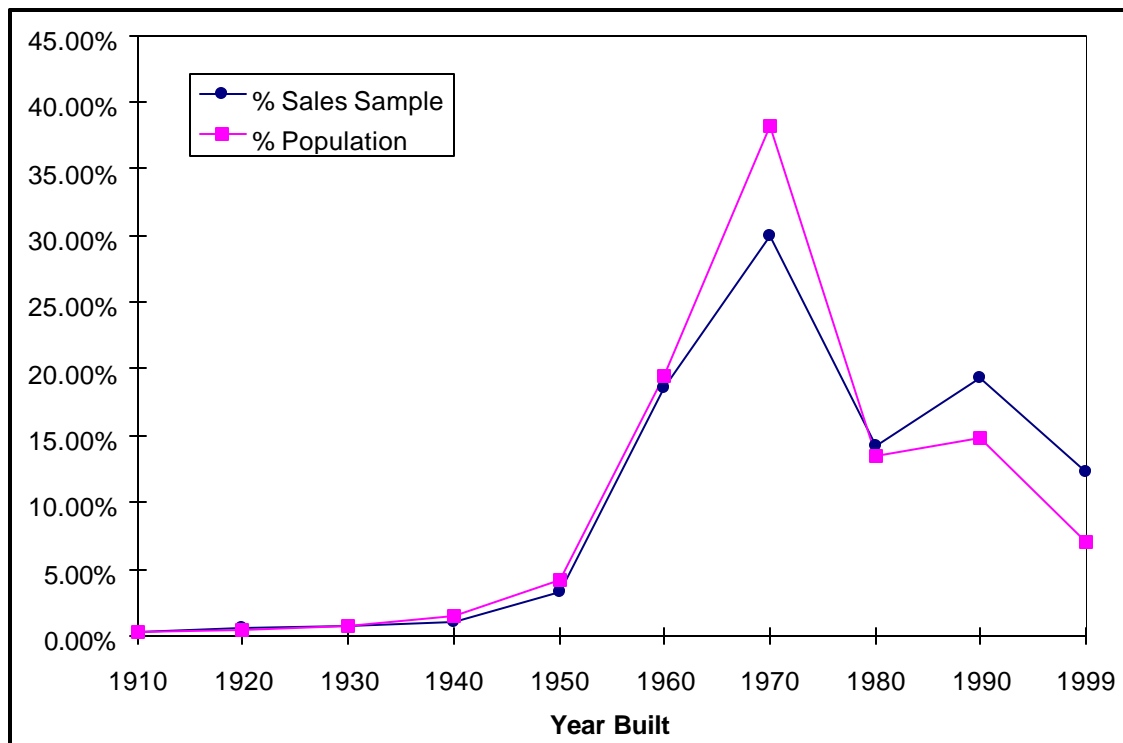
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1910	2	0.28%
1920	4	0.56%
1930	5	0.70%
1940	7	0.98%
1950	23	3.22%
1960	133	18.63%
1970	214	29.97%
1980	101	14.15%
1990	138	19.33%
1999	87	12.18%
		714

Year Built	Frequency	% Population
1910	12	0.22%
1920	25	0.45%
1930	41	0.74%
1940	83	1.50%
1950	232	4.20%
1960	1079	19.52%
1970	2109	38.16%
1980	743	13.44%
1990	816	14.76%
1999	387	7.00%
		5527

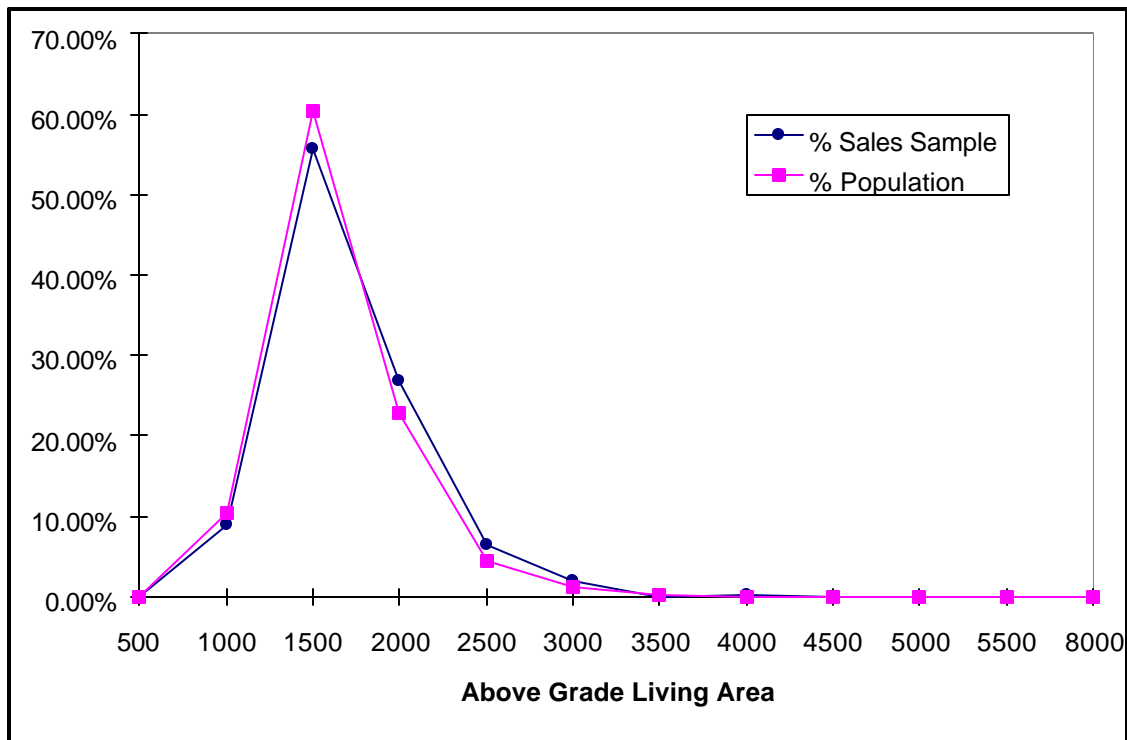


The sales sample slightly under-represents homes built during the 1960's and over-represents the population for newer homes. This situation was taken into consideration during model building and final value selection. As a result there are several neighborhood adjustments as well as year built criteria in the model.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	63	8.82%
1500	398	55.74%
2000	192	26.89%
2500	46	6.44%
3000	14	1.96%
3500	0	0.00%
4000	1	0.14%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
714		

AGLA	Frequency	% Population
500	2	0.04%
1000	578	10.46%
1500	3345	60.52%
2000	1266	22.91%
2500	247	4.47%
3000	73	1.32%
3500	12	0.22%
4000	3	0.05%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
5527		

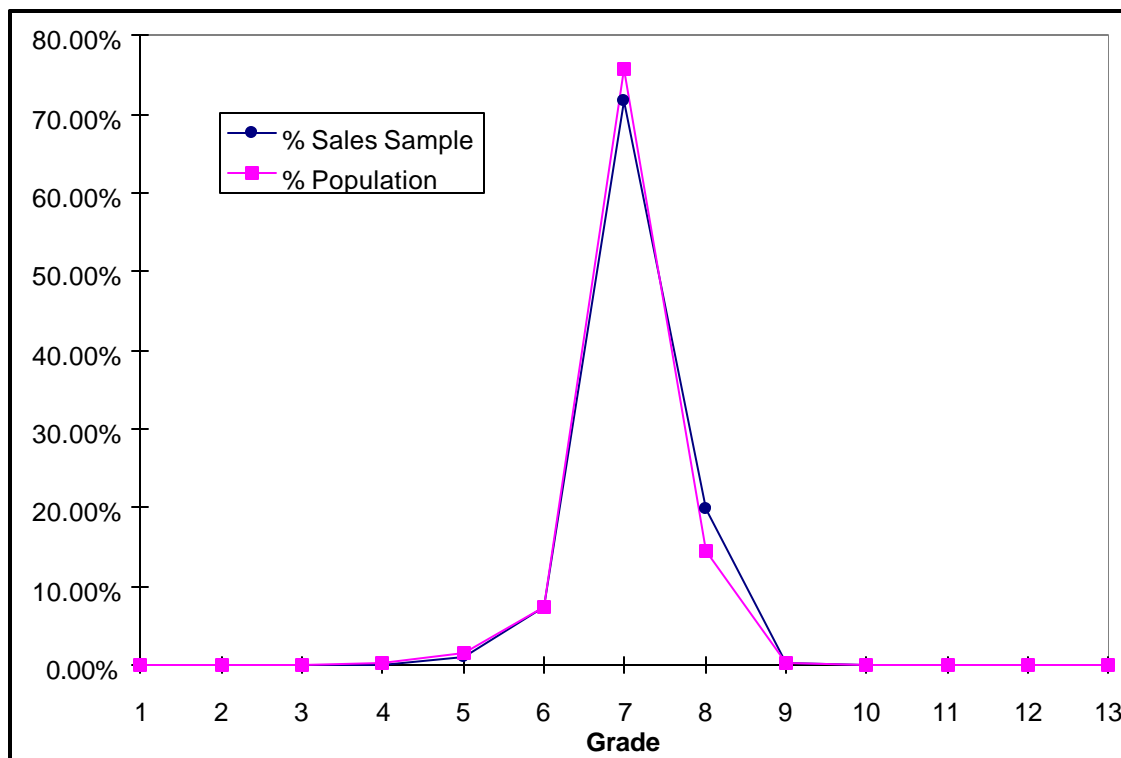


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

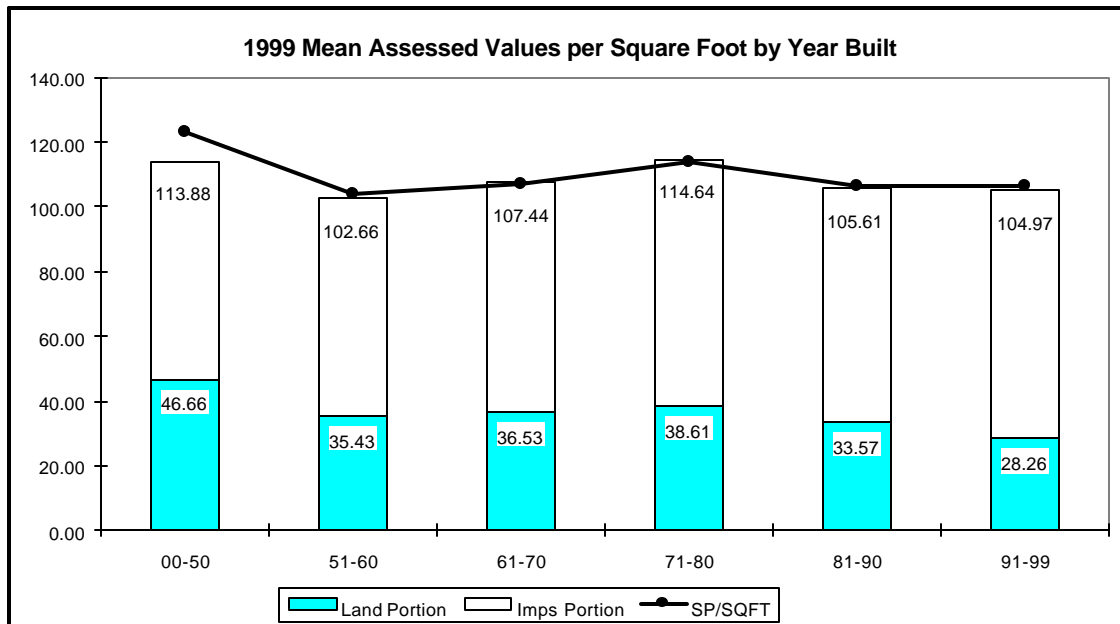
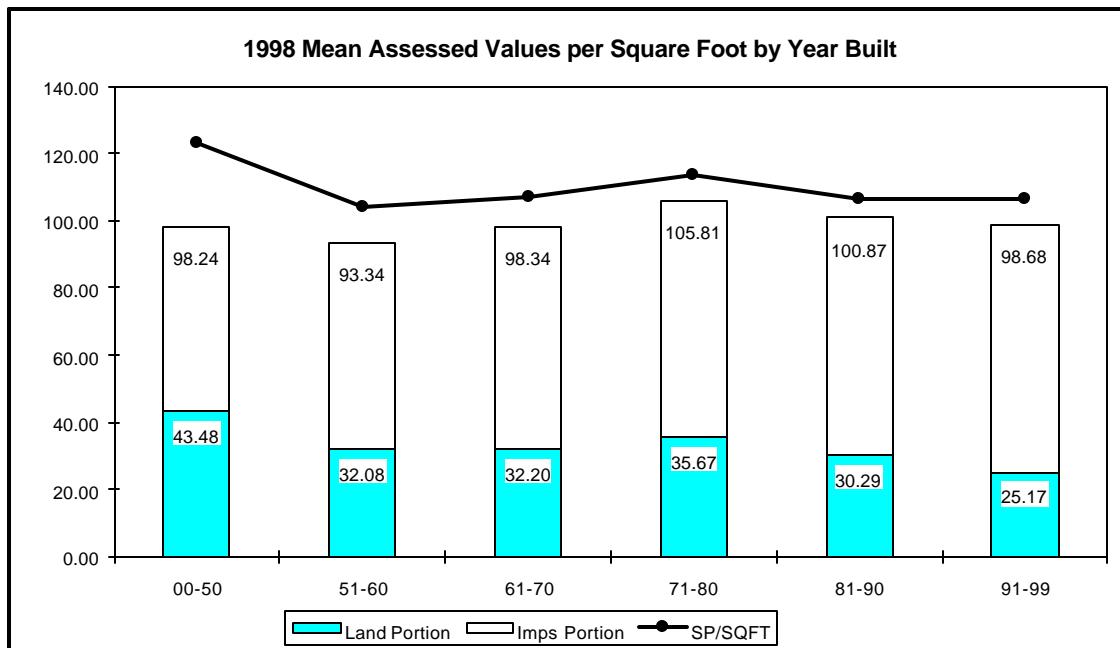
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	0.98%
6	53	7.42%
7	511	71.57%
8	141	19.75%
9	2	0.28%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
714		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	14	0.25%
5	85	1.54%
6	416	7.53%
7	4184	75.70%
8	804	14.55%
9	19	0.34%
10	5	0.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5527		



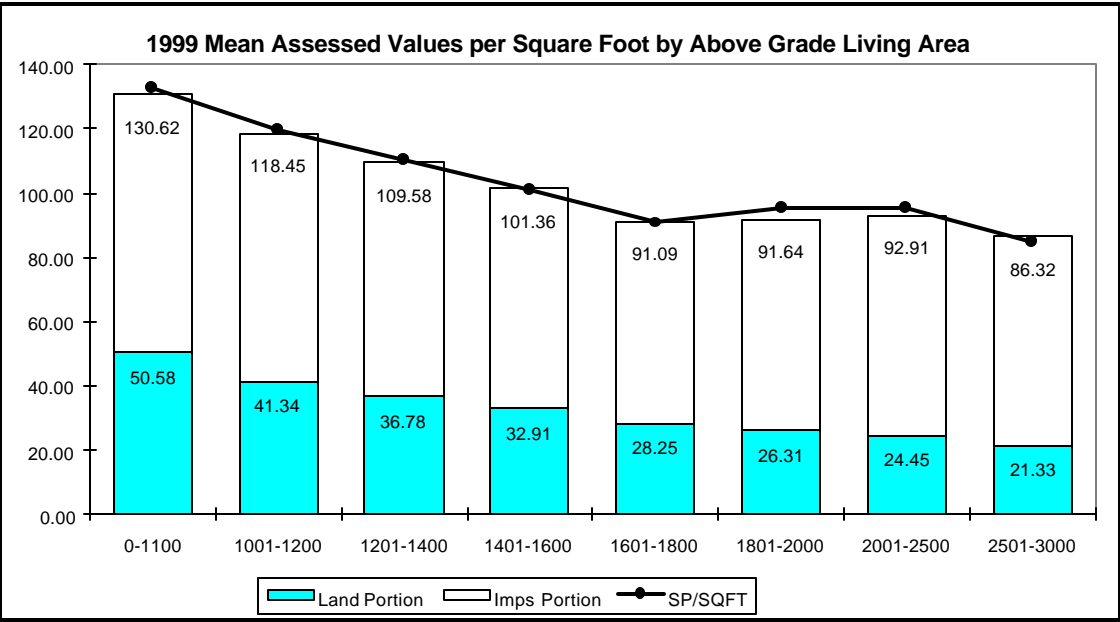
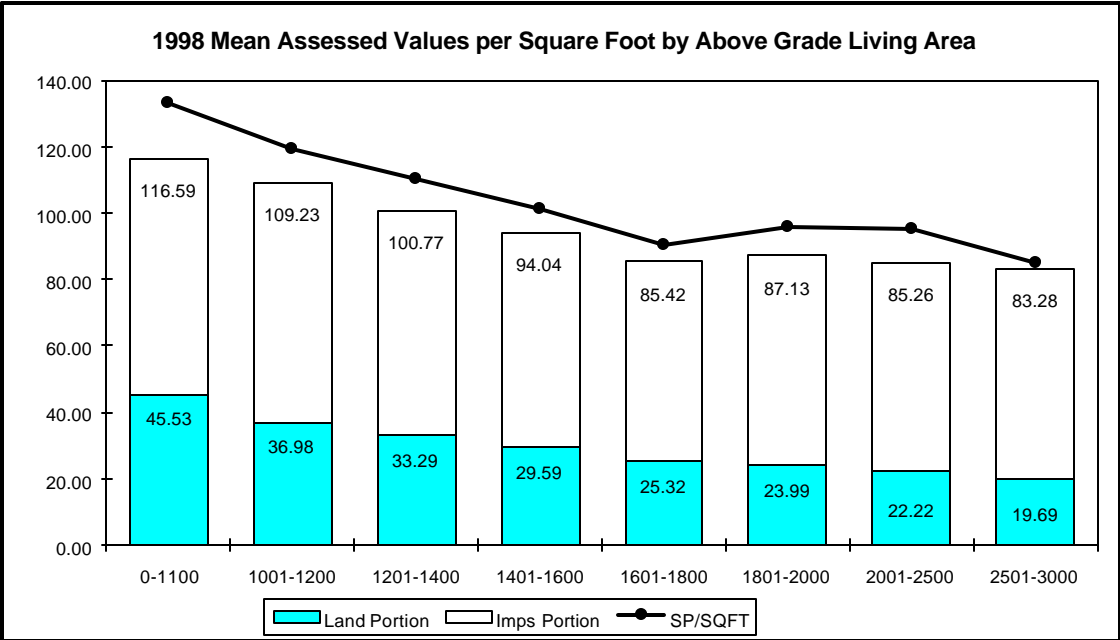
The sales sample frequency distribution follows the population distribution very closely with regard to Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



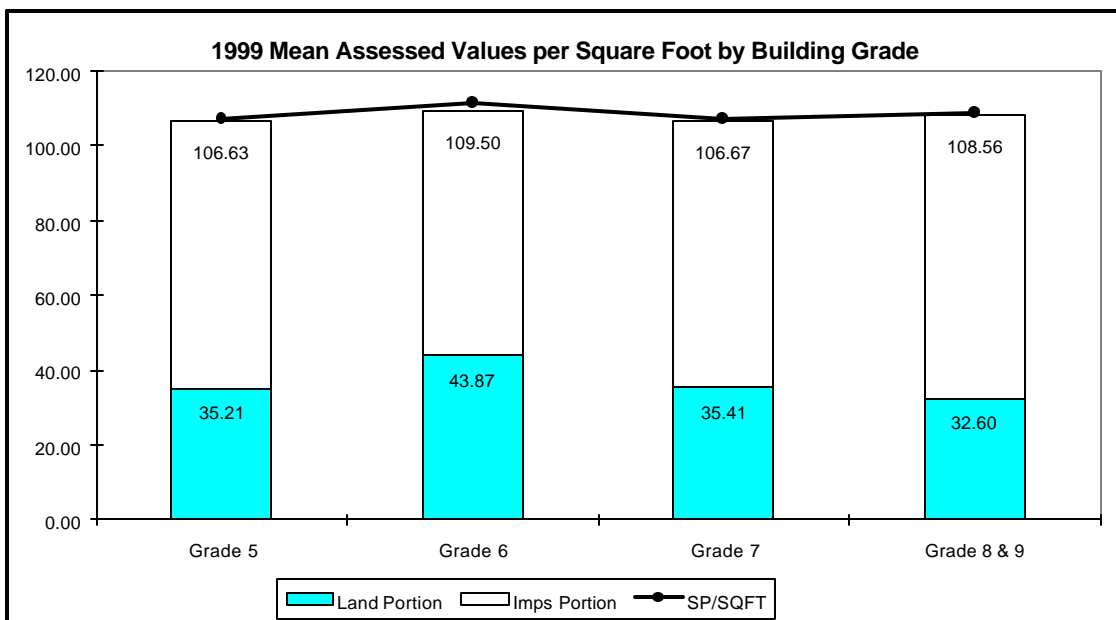
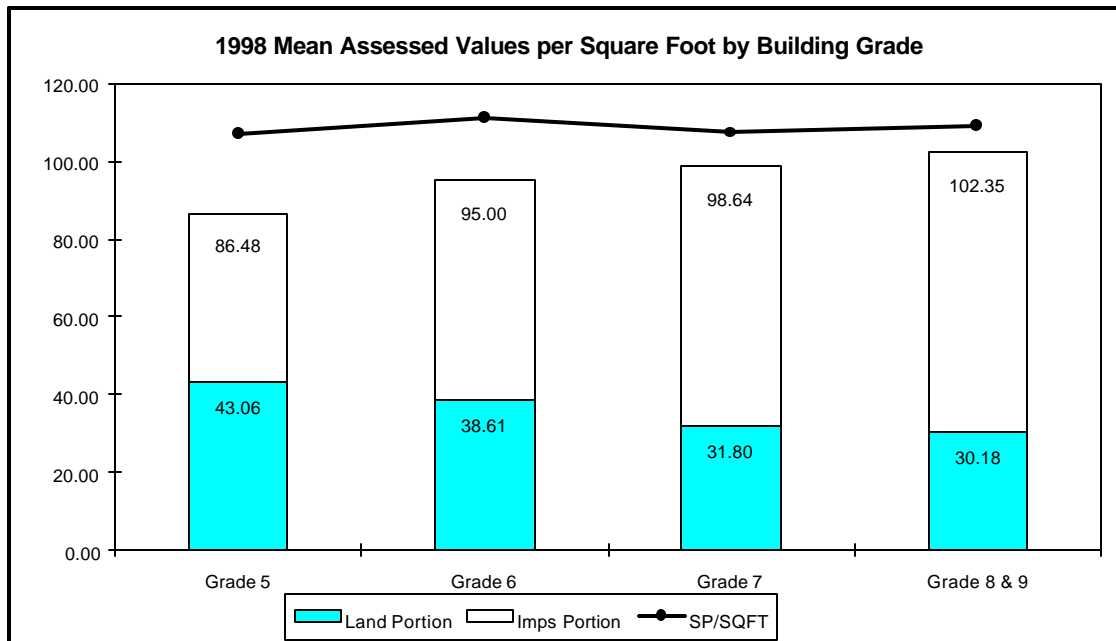
These charts clearly show an improvement in the assessment level by year built as a result of applying the 1999 recommended values. The values shown above in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a noticeable improvement in assessment level by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show an improvement in assessment level by grade as a result of applying the 1999 recommended values. Since there were only two grade 9 parcels in the sales sample, they have been combined with the grade 8 parcels for charting purposes. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.